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Woman's Day
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Volume XVII, Number 3
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features

Remodeling & Makeovers
VOLUME XVII ■ NUMBER 3



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on the cover



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FOR STORY, SEE PAGE 82.

Remodeling
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VOLUME XVII ■ NUMBER 3



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First Impressions

We all know how important first impressions are—even for houses. Upping a facade's wow factor can be done with subtle changes or in-depth ones. Not only does exterior work add curb appeal, it also increases a house's value—by as much as 10 percent, says the National Association of Real Estate Appraisers. U.S. homeowners obviously already know this, since they spent about $64 million on exterior improvements in 2005, according to Harvard's Joint Center for Housing Studies' most recent stats.

In this issue, we showcase homes that have gone through major and minor renovations. The big changes include additions, bumpouts and other alterations to the facade that often result in a completely different look. The minor rehabs frequently include new paint, windows and landscaping that honor the original house. No matter what your home's style, you'll find examples to inspire your next exterior enhancement.

—Karen Walden,
Editor
kwalden@hfmus.com

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clean air, clear thoughts
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[We want your remodel!]



Dear Reader,

We've devoted this issue of *Remodeling & Makeovers* to before-and-after projects including total exterior renovations, budget-friendly minor redos, smart kitchen makeovers and easy yard face-lifts. We also feature a quartet of ranch transformations that are truly inspiring. What's your next project? Completely changing the look of your home? An easy front-entry update? I'd like to see the results (and don't forget "before" photos!) So e-mail your photographs (at least 300 dpi) to me at the address below or send photos to me at Woman's Day Special Interest Publications, 1633 Broadway, 42nd floor, New York, NY 10019. (Only photographs sent with a self-addressed, stamped envelope will be returned.)

—Olivia Monjo
Editor in Chief
omonjo@hfmus.com

coming next



GARDENING & DECK DESIGN
on sale June 12

- Easy projects for a garden makeover
- Tons of tips to attract birds to your yard
- Expert P. Allen Smith's favorite long-bloom flowers
- Fabulous deck designs to expand your living space



BUDGET DECORATING
on sale June 19

- Bright summer style: Sunny rooms you'll love
- Fresh ways to decorate with color
- 15 super-simple projects
- Budget-friendly kitchen & dining room makeovers

WEB

Go to *www.womansday.com/specials* for great ideas and inspiration, tips, fun how-tos and much more! Read about creating a romantic bedroom, beautifying your deck, choosing the best lighting, walking off weight and more. Plus, enter our giveaways and win!

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PHOTOGRAPH: TOP, LUCIANA PAMPALONE HAIR AND MAKEUP: STEPHANIE PARENT, FOR MARK EDWARD INC.

[nuts+bolts]

The latest products for your home

WRITTEN BY MIA ALVAR

IN THE FLOW

Here's an off-and-on relationship that won't break your heart. Brizo's Pascal Culinary Faucet flows automatically when you touch it or hold your hands beneath the high-arc spout's sensor. The water turns off two seconds after you move your hands away. The single-handle manual valve can be adjusted to your preferred temperature and flow. In chrome or stainless steel (shown), with or without soap dispenser, $908 to $1,172. 877-345-2749; *www.brizo.com.*





ECO UPGRADE

Going solar is literally a snap, thanks to Sharp's 62-watt solar roof panels. The flat pieces seamlessly interlock with standard roof tiles, and panels can be replaced individually without disturbing surrounding roof material. About $10 per watt, installed (a typical roof consists of 3,000 kilowatts). 800-237-4277; *www.sharpusa.com.*



WELL CONNECTED

Control up to five lights inside or outside your home using radio frequencies from a central antenna. Indoors, Lutron's AuroRa system lets you operate lights from a plug-in master control; from your car, brighten the path to the house using a clip-on wireless device. An optional security interface connects to your home alarms, so that when an alarm goes off, indoor lights turn on and entry lights flash to let rescuers and neighbors know there's trouble. Basic system, $750; with security package, $950. 888-588-7661; *www.lutron.com.*

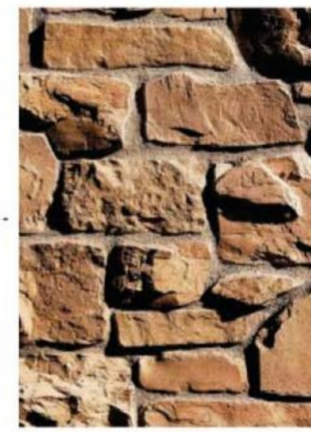


WARMING TREND

Getting out of the bath has gotten almost as cozy as getting in. Jacuzzi's Towel Warming Drawer has heat-generating poles that can warm four towels up to 120°F in 15 minutes. Drawers easily install into existing cabinets. Choose from a standard 24-inch height ($1,980) or go higher with a 42-inch version ($2,590). 800-288-4002; *www.jacuzzi.com.*

STONE FACED

Taking their cue from real stone walls, Eldorado Stone's Cypress Ridge veneers feature random shapes and variations in depth and texture. The collection comes in three rustic colors including Summerhouse (shown). $5 to $7 per square foot, uninstalled. 800-925-1491; *www. eldoradostone.com.*





IN DEPTH

Wall studs can be hard to find, but you need their support to mount shelves and hang art. Zircon's StudSensor i20 OneStep locates wood and metal studs up to ¾ inch deep and indicates their edges and center on an LED display. $20. 800-245-9265; *www.zircon.com.*



SO FAUX

The millwork accents in Fypon's Southwest collection are perfectly at home amid stucco and stone. While offering the deep grainy texture of real wood, the pieces are made of urethane and resist moisture, insects and splintering. The line includes faux beams, corbels and more. Shutters (shown), $95 to $250 per pair. 800-446-3040; *www.fypon.com.*

[nuts+bolts]



CARRY ME

Who says you can't take it with you? The Skil X-Bench is a compact, portable workstation that unfolds to a 53×23-inch surface with adjustable aluminum legs. $140. 877-754-5999; *www.skil.com.*



> 25 percent of couples who worked together on a home-repair project said they made a great team.
> —Minwax survey 2006

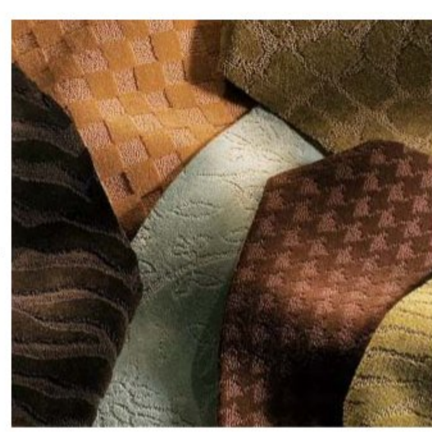


SIMPLE LINES

Shenandoah's Solana collection of cabinets has pared-down doors and panels that recall Mission-style furniture. Choose cherry or maple in a variety of finishes. $130 to $150 per linear foot, depending on glaze. 877-569-3774; *www.shenandoahcabinetry.com.*

KEEN ON GREEN

The material in Shaw's Anso carpets is both recycled and recyclable. The Inspired Spaces collection, with its eye-catching patterns, proves you don't need to give up style for the cause. $4.50 to $5 per square foot. 800-441-7429; *www.shawfloors.com.*



INSIDE ORDER

Unclutter your bathroom with these neat cabinets. Diamond Cabinetry's new Vanity Solutions suite includes this linen closet with removable hampers, swing-out door racks and adjustable shelves. Chrome roll-out racks bring supplies closer to you. Linen closets, $240 to $583; chrome roll-out racks, $188 to $230. 800-730-0171; *www.diamondcabinets.com.*





WELL ADJUSTED

While most thermostats are designed for central heating or air, the WIN100 outlet thermostat works with a space heater or window air conditioner. Plug the thermostat into the wall and then plug the heater or window AC into the unit. Now you can regulate the air from the portable devices by programming the thermostat's time and temperature settings. $40. 800-628-4309; *www.luxproducts.com.*



RETRO REVIVAL

Remember the avocado-hued kitchens of the 1960s? The color and vintage styling of Elmira StoveWorks' Northstar range recalls that groovier time while offering the latest technology, including sealed-glass burners and delayed-start baking. From $3,695. 800-295-8498; *www.elmirastoveworks.com.* ■

[news to use]



LIVE LONG AND PROSPER

Major appliances can eat up a big chunk of a home-improvement budget. The good news is that many of these modern conveniences have staying power. How long will the average fridge or dishwasher last? Here are the number of years of service you can expect to get from various household appliances, according to the Home Team Inspection Service and the National Association of Home Builders.



APPLIANCE	LIFE SPAN
Dishwasher	10 years
Microwave	11 years
Water Heater (gas or electric)	11 to 13 years
Washer	13 years
Dryer	14 years
Refrigerator	17 years
Range (gas or electric)	17 to 19 years

HOT TIP

Ready to buy a new computer? Consider getting a laptop; they use much less energy than desktop computers.

GREENER GRASS

Everyone wants their yard to look great, but achieving the lushest lawn on the block can take a toll on the environment. Commercial fertilizers and weed killers put chemicals into the soil and mowers and blowers require fossil fuels. One easy way to make your lawn greener without chemicals: Overseed regularly. Since grass is mowed before it can reproduce, overseeding introduces robust young plants that will fill in bare spots and compete aggressively against weeds. That's just one of the tips you'll find at *www.safelawns.org*. The site, which launched this spring, offers information, resources and more than 30 downloadable video guides on organic lawn care.



10 WAYS TO MAKE YOUR HOUSE GREENER

1 Lower the thermostat. Turning it down by a degree or two can reduce heating bills by 4 percent or more.

2 Use ceiling fans in winter. Changing the direction of the blade to counterclockwise pushes hot air down and helps keep rooms warm.

3 Look for appliances with Energy Star ratings. Compared to a 1990 refrigerator, a new Energy Star model saves enough electricity to light an average home for more than 4½ months.

4 Fix drips. One drop per second from a leaky faucet can waste as much as 10 gallons of water each week.

5 Install low-flow showerheads, faucets and toilets. Low-flow faucets reduce water consumption and heating by as much as 50 percent. Low-flow toilets could save Americans 2.1 trillion gallons of water and $11.3 million daily.

6 Choose furnishings—carpets, rugs and window treatments—made from untreated, toxin-free natural fibers such as wool and cotton.

7 Lay down flooring made from renewable resources like bamboo.

8 Select furniture made with wood from sustainable forests instead of pressed woods or composites that may contain formaldehyde or other toxic chemicals.

9 Look for furnishings that are made from biodegradable or recyclable materials, so when they wear out, they don't create waste.

10 Check local guidelines for disposing of paint cans and other toxic and hazardous materials. Recycle packing and shipping materials.

PHOTOGRAPHS: CLOCKWISE FROM TOP, GLIDDEN, BORAL BRICKS, JENN-AIRE ILLUSTRATION: JENNIFER KALIS

DID YOU KNOW?

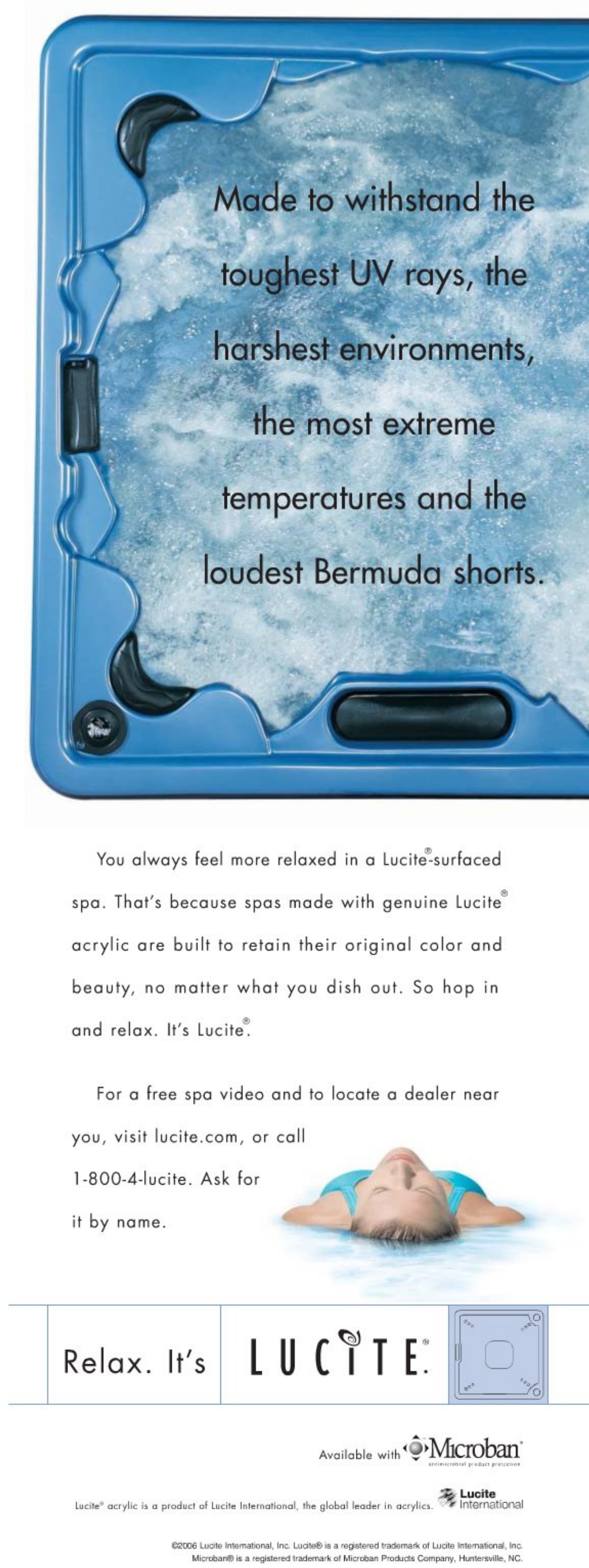
After married couples, single women make up the largest group of home buyers, snapping up houses at more than twice the rate of unattached guys, and spending more than $550 billion over a three-plus-year period.



DINING OUT

Forty-nine percent of Americans say the design of their outdoor living space is at least as important as their indoor space, according to a recent study by the Weber grill company. Guess that's why homeowners are spending more money—$10,000 on average—to outfit these al fresco rooms. Here are some safe-grilling tips to protect your investment, courtesy of the Home Safety Council and the U.S. Consumer Product Safety Commission.

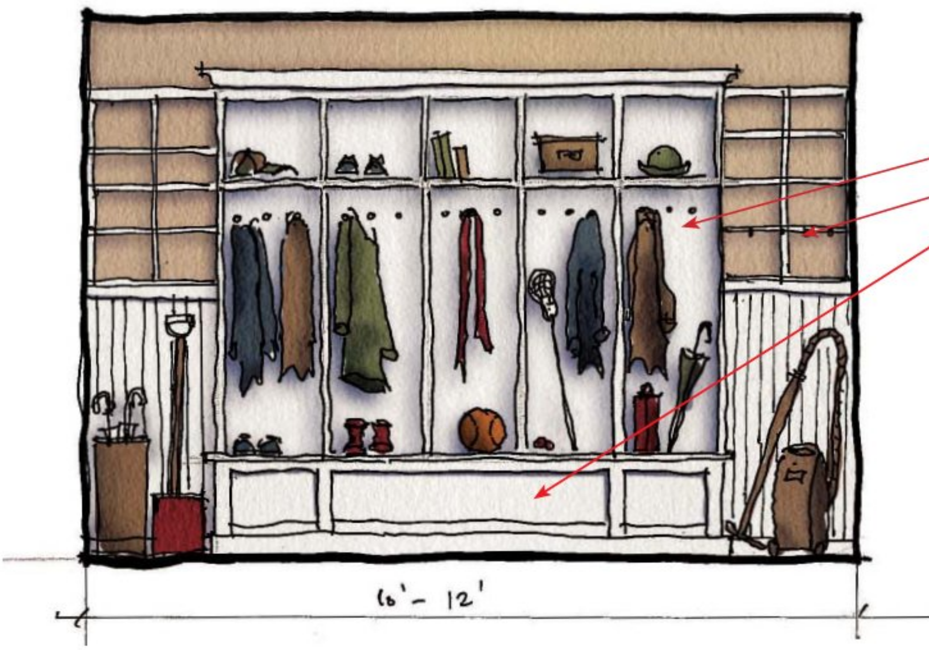
- Position grills at least three feet from shrubs, bushes or other objects and maintain a distance of at least 10 feet from houses or other buildings.
- Only use starter fluid made for outdoor barbecues when using a charcoal grill.
- Before operating a gas grill, follow the manufacturer's directions. Always check the connection between the propane tank and the fuel line to be sure it's working properly and not leaking.
- Never use a match to check for leaks. If you detect a leak, turn off the gas immediately and don't try to light the grill until you've found out where the leak is and had it fixed.
- Never use an outdoor grill in a garage, breezeway, covered porch or indoors. ■



[ask the expert]

Donald W. Powers, AIA, shares home-makeover tips





We're planning on adding a mudroom to our side entrance. Can you suggest design and storage ideas that will accommodate an active family of five?

Think carefully about how your family will use the space. Do groceries come in through this door? If so, you may want to include a shelf or counter to set down bags while you take off your coat. A bench to sit on while removing shoes is a must, possibly with a storage space beneath the seat.

That said, don't try too hard to give every item its own place. A perfectly composed mudroom, with color-coordinated bins for everything, requires too much effort to maintain. Instead, make spaces and storage options that, even if they don't give everything its own home, at least give it a neighborhood.

It is important, however, to give everyone their own general zone. Rather than keeping all the coats in one place and all the boots and shoes in another, for example, give each family member a cubby with room for all of their things. This makes everyone responsible for their own area and increases the chances that the mudroom will remain organized.

While a space for each member of the family is important, defining a spot where stuff can accumulate without seeming out of control will let the mudroom function well even when it is not at its neatest. Build in catchall storage to stash the vacuum cleaner when you can't get it back to its cupboard or empty boxes until your next trip to the garage recycling area.

Finally, choose durable, low-maintenance materials. Mudrooms take a lot of abuse, so beadboard wainscotting in this area is not just attractive, it's also far more resistant to dings than painted drywall would be. Use linoleum for the floors. It comes in lots of colors and patterns and, since it's made from natural materials, is environmentally friendly. It can also be used as a surface for the boot bench and cubbies if it's inset behind a wood edge band.

For more mudroom ideas, see page 62. ■

NEED AN ANSWER? We can help! Send your questions to Ask the Expert c/o Woman's Day SIPs, 1633 Broadway, 42nd Floor, New York, NY 10019; e-mail it to *experts@hfmus.com*; or fax it to 212-767-5618. Please include your name, address, daytime phone number and e-mail address. We're sorry but we're unable to reply to every question.

E-MAIL US & WIN! If your home-remodeling question is chosen to run in this column you will receive a free copy of *The Kitchen Book* or *The Bathroom Book* (Filipacchi Publishing, $29 each).



[ways to]

add color outside

WRITTEN BY KATHRYN LOOSLI PRITCHETT



PHOTOGRAPHS: THIS PAGE, KEYLA MEADOWS; OPPOSITE, HOMECREST CABINETRY

1 ADD A NEW COAT TO THE EXTERIOR Set the mood with paint in a fresh neutral, or take a chance on a bolder color, so long as it isn't too loud. Although light and location help determine appropriate paint color, so does a home's history, according to Karl Kardel, a restoration contractor and paint consultant in Piedmont, California. "Often, the original color is the best color for the architectural style," he says.

2 SYNCHRONIZE PAINTS AND PLANTS "I have learned to look at the house as part of the garden," says landscape designer Keeyla Meadows, of Albany, California. Currently at work on a book about color in the garden, she recommends choosing exterior house and plant colors at the same time. Starting with one main color, then select two harmonizing and two contrasting colors to create an overall palette.

3 JAZZ UP THE HARDSCAPE Beyond the garden, color paving materials can embolden the patio or accent the front walkway. Check out brightly colored cement and ceramic or glass mosaics for floors and walls in climates where freezing won't damage them.

4

DRESS UP WITH ARCHITECTURAL DETAILS

Accent colors on roofs, shutters, window frames, gutters and house numbers can pep up the exterior.



5 ROCK THE YARD Boulders, decorative rocks and gravel come in turquoise, red, purple, black and white as well as the usual rust, tan and brown. Choose stone appropriate to the home's architecture, says Jeff Jones, a landscape designer for Hawkins Enterprises in Danville, California. "If you want Santa Fe, look for stones in a more rough-hewn pink and red range. If your house has a sedate, English feel, you might like a more geometric, gray stone."

information *at your fingertips*

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[ways to]

6

MAKE A BOLD ENTRANCE Vibrant red or yellow, or a deep hunter green or navy on a front door will make it sing. Consider premixed dark shades over store-mixed versions; they resist fading up to five times longer. Factories mill pigments finer than stores, so colors disperse more evenly.



7 PLAN FOR ALL SEASONS Anchor the garden with strong colors visible throughout the year, Meadows says. For example, if red is your main color, plant red tulips and poppies to bloom in the spring, salvias for summer and red-barked maples for winter.

8 INSTALL GARDEN ART Add sculpture, tiles, ceramic pots and wall murals to gardens. Visit purveyors of garden art, either locally or on the Web, for inspiration. "Even a simple stainless steel piece can really brighten things up with its reflective qualities," says Hana Englehorn, director of A New Leaf Gallery in Sonoma, California.

9 STAY COLORFUL AT NIGHT Fiber optics, which change colors via a filter or color wheel, can produce a blanket of light and set a mood for entertaining. Adding color to in-pool lighting gives the illusion of tinting the water. To take that a step further, combine fiber optics with laminar fountains, which spout perfect, clear rods of water. Fiber optics inject light throughout the glassy arcs for a mesmerizing effect.

10 FURNISH WITH PIZZAZZ Liven up umbrellas, awnings and furniture with performance fabrics in patterns or bright colors. Made specifically for outdoor use, these fabrics are durable, ward off UV rays, and resist mildew. Add pop to decks and patios with chairs, tables and chaises made of bright-colored plastic or metal. Even paint can enhance furnishings. ■


OZONE
Ozone in the atmosphere: Healthy.
Ozone in your home: Unhealthy.
While naturally occurring ozone high above the earth protects us from the sun's harmful UV radiation, ground-level ozone is bad news. In fact, according to the EPA, this man-made pollutant has been proven to aggravate asthma, reduce lung capacity and increase susceptibility to respiratory illnesses. So it's nice to know you can trust Lennox™ Healthy Climate® products to dramatically improve indoor air quality. And unlike competitors, they won't release harmful ozone into your home in the process. So why live with bad air? With Lennox your family can breathe a little easier. To learn more, call 1-800-9-LENNOX or visit Lennox.com.
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Good Housekeeping
ENERGY STAR
OZONE

[unclutter] your laundry room

WRITTEN BY MERVYN KAUFMAN



PHOTOGRAPHS: ALEXANDRA ROWLEY

GETTING STARTED

- Take everything out of the room. Clear off shelves and empty cabinets. Sort items according to need—essentials, products you no longer use, things that need to be replaced.
- Clean the space thoroughly. This is also a great opportunity to repaint the room or freshen it up with wallpaper or a cheery border. New colors and sunny patterns can relieve a little of the tedium of laundry-room chores.
- Examine everything before putting it back. Toss near-empty cartons of detergents and softeners you don't use.
- Consider adding shelves or a small cabinet to hold backup supplies. Stacking items makes them hard to access and storing things on the floor creates clutter.
- Arrange containers so their labels face outward and can be easily read, and make sure open containers are placed in front of sealed ones so they get used up first.

YOUR LAUNDRY ROOM DOESN'T HAVE TO BE A showplace, but it really should be neat, clean and pleasant to work in. Organizing a laundry room means weeding out what you don't use and placing essentials near where they're needed. For a streamlined look, choose cabinets with doors. If you prefer everything within arm's reach and in plain sight, open shelves are ideal. Consider mounting a shelf directly above the washer and dryer, or attach sheets of pegboard on a wall and hang flat-back baskets from hooks for storing bottles and cartons. Hardboard, hooks and baskets are all available at home centers. Hang a curtain on a tension rod to conceal undercounter shelves simply and attractively. For a picture-perfect look, transfer powdered soaps and detergents into attractive glass containers and display them on an open shelf.


The on/off switch for the Broan humidity sensing fan.
C
H
Turn on your shower and the fan responds automatically, sensing the rapid change in humidity. Just as conveniently, it senses when its work is done and politely turns itself off. Making it nearly effortless to maintain a moisture-free bathroom. All that's left for you to do is simply turn the shower handle.
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2 **TABLE IT** If you have space, tuck a table with a shelf in one corner of the room. Use it to sort laundry and fold clean clothes. The large shelf underneath is perfect for storing bulky supplies or items that need mending.

3 **HOOK IT UP** A sturdy over-the-door hook can hold your folding ironing board. Keeping it out of sight and off the floor is a great way to relieve some of the usual laundry-room clutter.





>> PRODUCT PICKS



Wall Shelf Drying Rack, $76. 877-989-6321; *www.gaiam.com.*



Deluxe Board Holder and Iron Caddy, $30. 800-600-9817; *www.organize.com.*



Cartwright Folding Ironing Board cupboard, $500. 800-910-9836; *www.restorationhardware.com.* ■

[our favorite] weather vanes

WRITTEN BY KELLI ACCIARDO



EARLY BIRD SPECIAL

The adorable Mother and Chicks from Sturbridge Yankee Workshop makes us smile. 11 inches tall. $350. 800-343-1144; *www.sturbridgeyankee.com.*



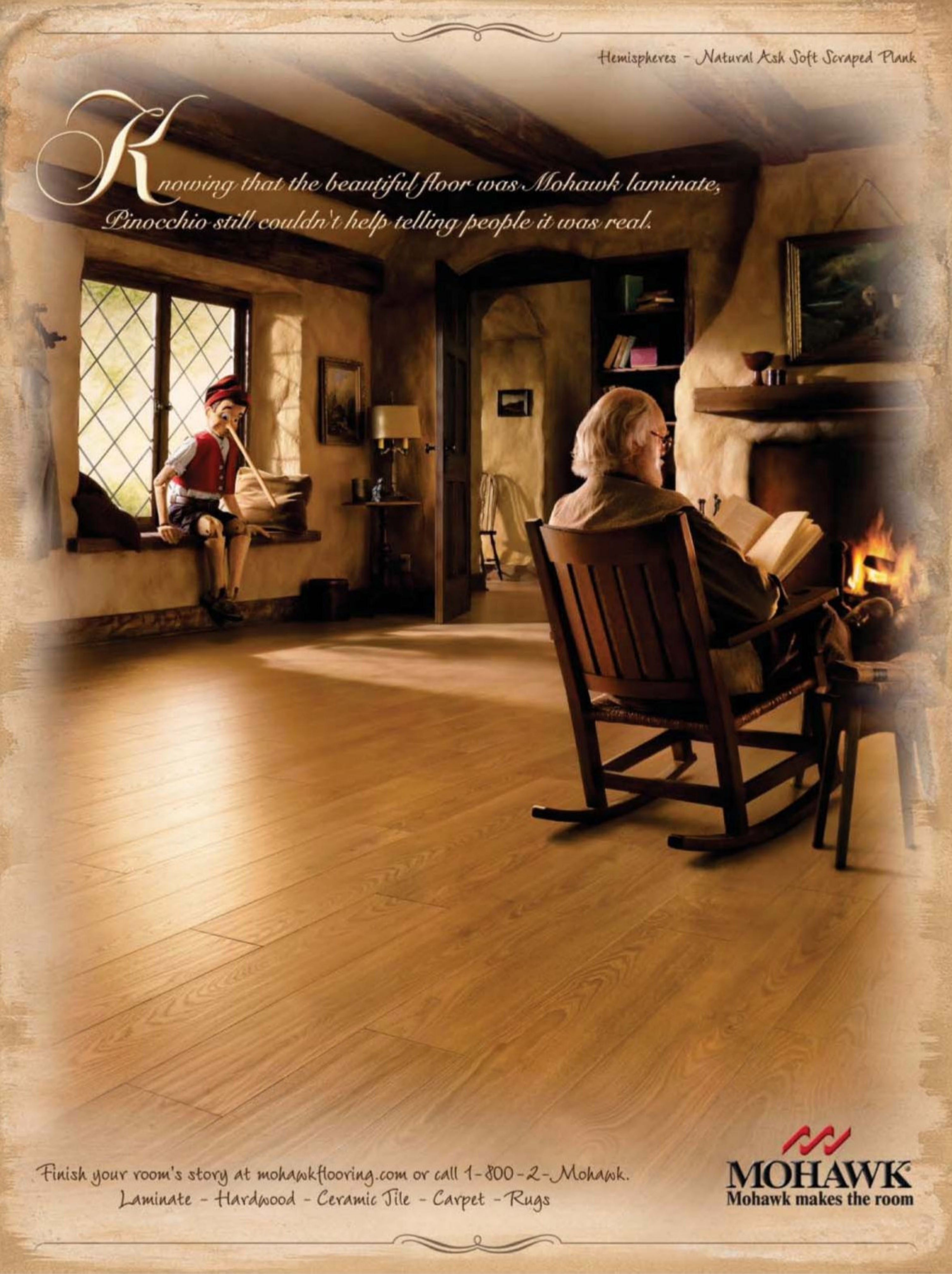
CAN DO

This made-to-order watering can–and-topiary model from West Coast Weathervanes would look perfect on a garden shed. 14 inches tall. $1,895. Other sizes and finishes available. 800-762-8736; *www.westcoastweathervanes.com.*



MAGIC DRAGON

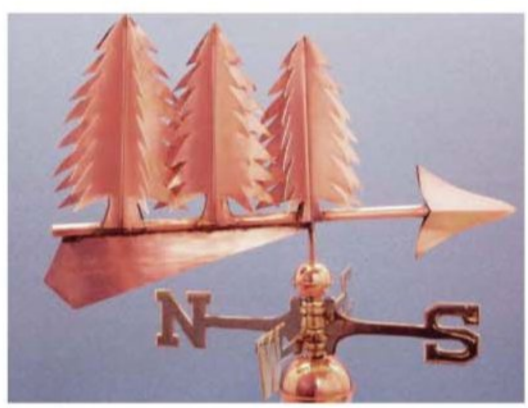
We love the aged, *au naturel* look on this dragon from Gardener's Supply Company. 25 inches tall. $150. 800-955-3370; *www.gardeners.com.*


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[our favorites]



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[save or splurge]

tool sets

WRITTEN BY LINDSAY DAMAST



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BAG OF TRICKS

Barbara K!'s home repair tool kit and tote has all the basics—from a screwdriver that doubles as a flashlight to a two-in-one mini-level with a removable magnet. 800-803-5657; *www.barbarak.com.*



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WHOLE KIT & CABOODLE

For a durable case packed with power, indulge in Allied Tools' 178-piece set. Inside you'll find a 14.4-volt cordless drill, a mini-wood saw and a full range of hand tools. 800-591-3869; *www.target.com.*



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TAMING OF THE SCREW

This nine-piece set from Husky has alloy steel blades and color-coded handles to identify the Phillips and slotted screwdrivers, plus a four-way keychain driver. 888-434-8759; *www.huskytools.com.*



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TINTED TOOLS

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BLADES OF GLORY

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BRENTWOOD KITCHENS & INTERIORS



[color cues] blue

WRITTEN BY GINEVRA PYLANT

"Blue, the color of sea and sky, in all its many wonderful variations of tone and depth, is a supremely soothing color to live with," says Stephanie Hoppen, author of *Perfect Neutrals* (Watson-Guptill, 2007). This versatile color creates calming powder-blue bedrooms, refreshing aquamarine bathrooms and formal Wedgwood blue dining rooms. The sky's the limit. ➤

PHOTOGRAPH: LUKE WHITE, FROM *PERFECT NEUTRALS* (WATSON-GUPTILL, 2007)



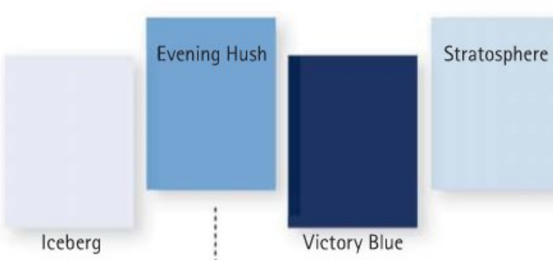


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Thomas Paul's linen pillows in indigo dress up any sofa. Shown in Robin and Damask, 22 inches square. $96 each. 866-781-9494; *www.velocityartanddesign.com.*



OCEAN SPRAY
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> "Blue evokes a fresh, clean look. It's easygoing and creates a relaxed atmosphere."
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> —Josette Buisson, Artistic Director, Pittsburgh Paint



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[curb appeal]

Sweet and lowdown touches give this home a textbook bungalow look

WRITTEN BY CHRISTINE HUGHES

A classic rendition of the California bungalow—popular during the first half of the 20th century—invites a second look with a flower-lined front walk leading to a cozy front porch.



PHOTOGRAPH: DOUGLAS KEISTER, FROM *500 COTTAGES*, BY DOUGLAS KEISTER (TAUNTON, 2006)

STYLE NOTES

- This gracefully restored house has all of a bungalow's prominent features, including a long, low profile with a wide expanse of shingled roof, pitched to emphasize the horizontal. The portico's clipped gable roof, overhanging eaves and mix of brick and clapboard are other defining elements.
- Two clapboard bays, where three double-hung windows act as one, illustrate the dramatic symmetry of the home's facade. Small panes in the upper sash are typical of bungalow styling.
- The unusual placement of the "battered," or tapered, porch columns—flush with the outside line of the brick base—add width and visually expand the front porch.
- The porch pediment becomes a focal point when painted clapboard meets natural wood for unexpected color and texture.

IN THE DETAILS

- **HOW LOW CAN IT GROW** Careful choices in landscaping ground the home in greenery that won't outgrow or overwhelm the horizontal lines of the architecture.
- **PERFECTLY IN LINE** Symmetrical plantings artfully line each side of the front walk, creating a welcoming feel. Using a flowering perennial, like daylilies, adds a punch of color in season.
- **PLEASE BE SEATED** A park bench promises quiet respite under the shade of a grand old tree, while guests can make themselves at home in the pair of cushioned armchairs that flank the front door.
- **FANCY THAT** Curlicue house numbers, ironwork railings on the front steps, and architectural brackets under the front overhang dress up the simplicity of the style.
- **POST IT** Note how the roomy mailbox, equipped with a newspaper holder, matches the home's other curvaceous details.


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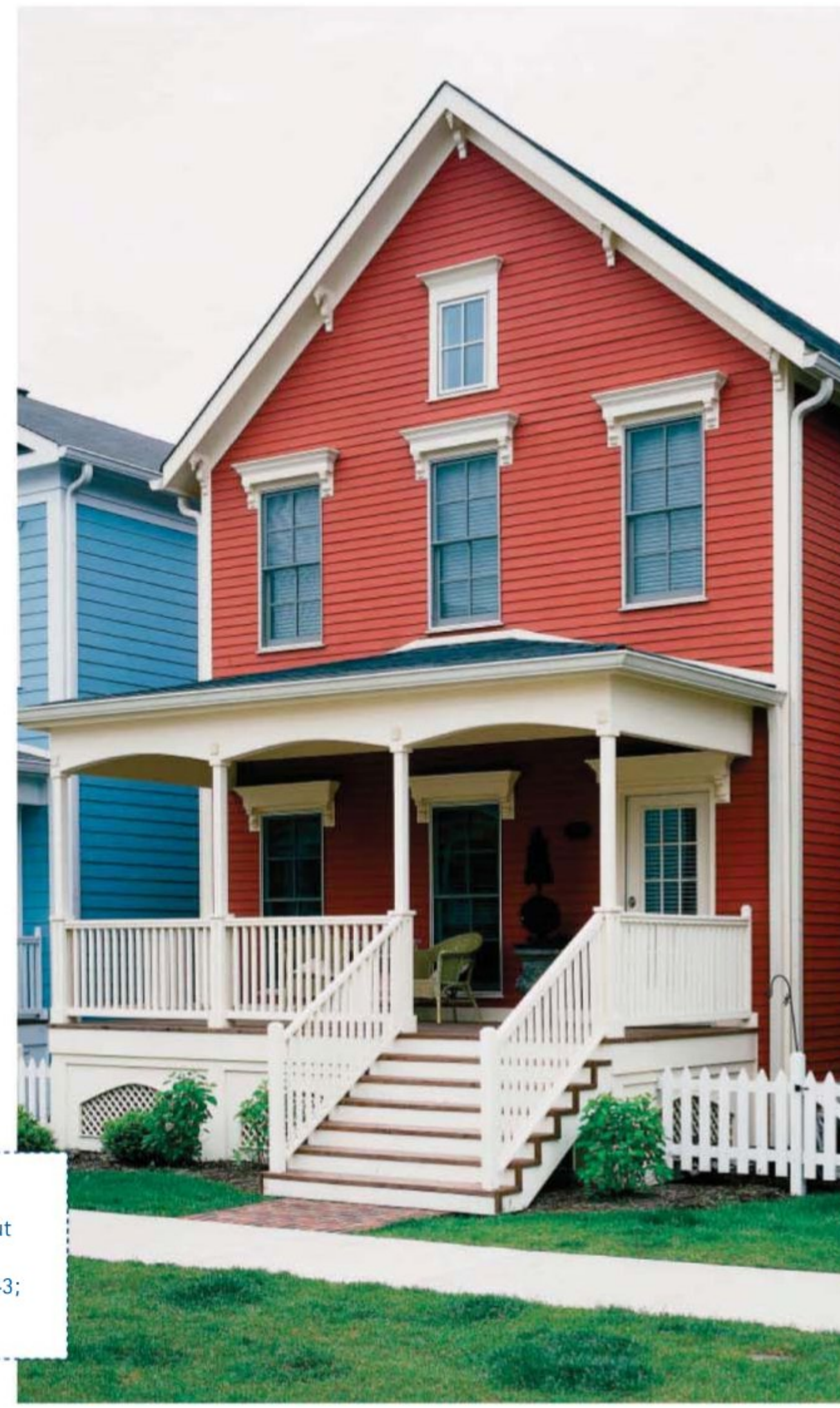
WRITTEN BY SCOTT GIBSON

SIDING IS THE MOST VISUAL ELEMENT of your house, and its color, texture and pattern all contribute to its look. Yet siding does a lot more than add curb appeal. It's an essential weather barrier, protecting against rain, sun and wind, so it's got to be able to handle whatever nature dishes out. If it can last a long time with little or no maintenance, even better.

Purists may want to stick with the tried and true—cedar shingles, beveled siding or brick. They never really go out of style. But nowadays there are many other worthwhile options. Some even mimic the look of those natural materials so closely it's hard to tell the difference. Here's how to figure out what will work best for your house, keeping your budget and climate conditions in mind.

WOOD

No material has a longer cladding history in this country than wood. It can look equally appropriate on modern and traditional homes. It can be painted, protected with a clear, penetrating finish or even left to weather naturally. Wood siding products include shingles and shakes (the difference is how they are made and cut), horizontal beveled siding (clapboard) and vertical boards.



Fiber cement siding such as HardiePlank looks like wood but doesn't rot or crack—and it's noncombustible. 866-442-7343; *www.jameshardie.com.*



ABOVE: In addition to being low maintenance, a key advantage to a manufactured stone such as Eldorado Stone is that it looks like the real thing but costs a lot less. 800-925-1491; *www.eldoradostone.com.*

Wood shingles can come from several species of timber but are most often made out of cedar—white cedar in parts of the East and western red cedar elsewhere. Cedar is naturally rot and insect resistant as long as it comes from the heart of the tree (the outer, lighter colored sapwood is not as resistant). Shingles are available in panels for quicker installation but are usually applied one at a time in overlapping layers.

Clapboard gives a house a classic American look. It's available in several types of wood and as finger-joined boards made from short pieces of wood glued end to end. The best clapboard is made from clear grades of naturally rot resistant lumber that is quarter-sawn or vertical grain, which keeps seasonal shrinking and swelling to a minimum. Thinner on one edge, clapboard is nailed up horizontally in overlapping rows. For longer life and better paint retention, make sure the back of the clapboard is primed first.

Here's a green building tip: Look for



RIGHT: Except for occasional repairs to the mortar, brick facades are virtually maintenance free. *www.boralbricks.com.*

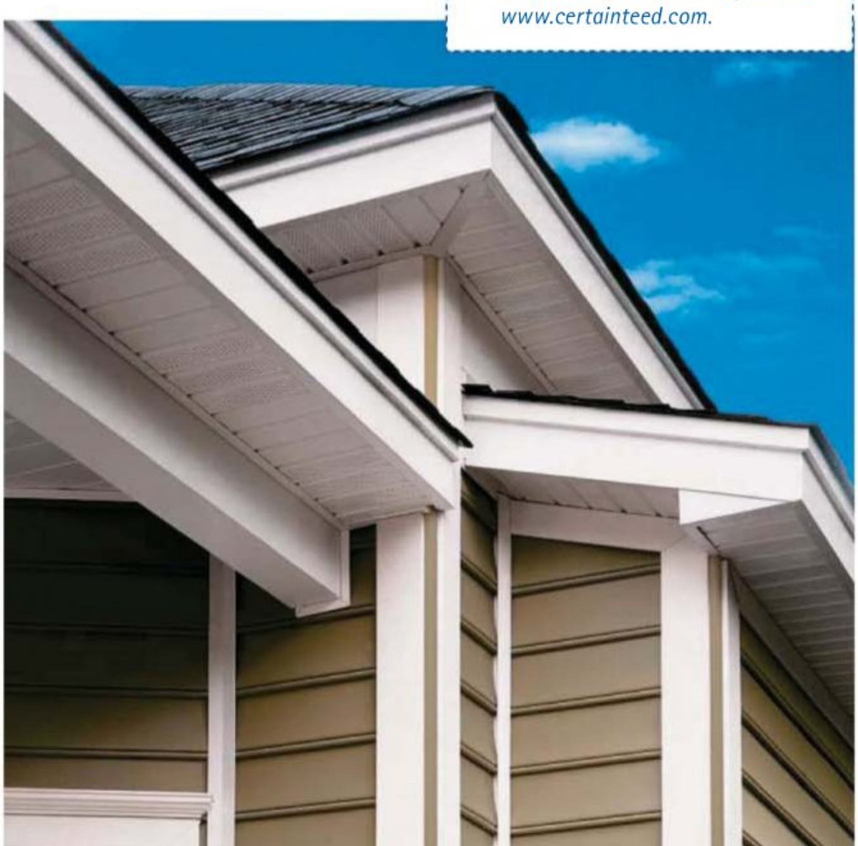
Siding is an essential weather barrier, protecting against rain, sun and wind, so it's got to be able to handle whatever nature dishes out.

locally harvested wood (saving on the fuel used to ship it) and wood certified by the Forest Stewardship Council.

VINYL

The question of whether vinyl siding is an earth-friendly material is still being debated. For some, the environmental and health risks of producing polyvinyl chloride (PVC)—dioxin, for example, is a by-product—mean it can never be considered green. Others disagree, pointing to how well vinyl insulates and how long it lasts. Either way, there's no debating that vinyl siding is hugely popular. And no wonder: It's durable, low maintenance, never needs paint and inexpensive. In addition, matching trim for doors, windows and soffits are readily available. Vinyl comes in a variety of colors and styles, including panels that can look like anything from painted-wood shingles to horizontal and vertical siding. If you live along the coast, look for a wind-resistant brand; in snow country, a layer of foam insulation installed under the siding will keep your house warmer. ➤

Vinyl siding such as Wolverine remains one of the most popular choices. It's durable, easy to care for and inexpensive. *www.certainteed.com.*



SIDING, SIDE BY SIDE

PRODUCT	PROS	CONS	INSTALLED PRICE	AVERAGE LIFESPAN
WOOD				
	▶ Warm, natural appearance ▶ Heartwood of some species is rot and insect resistant ▶ Adaptable to many architectural styles	▶ Combustible ▶ Installation can be labor-intensive and expensive ▶ Wood can split or curl ▶ Needs periodic maintenance	▶ $3 to $5 per square foot	▶ 25 to 50 years or more, depending on how well it's maintained
VINYL				
	▶ Rot and insect resistant ▶ Little to no maintenance ▶ Needs no painting ▶ Highly durable	▶ Limited color selection ▶ Not everyone likes plastic	▶ $1.60 to $2.25 per square foot	▶ 25 to 40 years
FIBER CEMENT				
	▶ Noncombustible ▶ Highly resistant to rot and insects ▶ Can be painted any color; good paint retention ▶ Very durable	▶ Requires skilled installers; lots of dust when cut ▶ Needs periodic repainting	▶ $2.15 to $2.50 per square foot	▶ 50 years
BRICK OR NATURAL STONE VENEER				
	▶ Noncombustible ▶ Impervious to insects ▶ Very low maintenance ▶ Highly durable	▶ Costly ▶ Requires skilled installers ▶ Foundation may need special detailing	▶ $9 to $10 per square foot for single-wall brick ▶ $15 to $30 per square foot for natural stone veneer	▶ Indefinitely
MANUFACTURED STONE				
	▶ Noncombustible ▶ Impervious to insects ▶ Very low maintenance ▶ Does not require any foundation support ▶ Highly durable	▶ Costly ▶ Requires skilled installers	▶ $10 to $11 per square foot	▶ Indefinitely



Wood shingles and shakes, most often made of cedar, are a classic choice and can be customized to create textural patterns. *www.cedarbureau.com.*

PHOTOGRAPH: C&H ROOFING, COURTESY CEDAR SHAKE & SHINGLE BUREAU

FIBER CEMENT

Made from cellulose fiber, sand and cement, fiber cement siding can look surprisingly like wood. The difference is it's noncombustible and far less likely to split, rot or buckle. Insects won't eat it and paint adheres to it better than it does to wood. What's more, fiber cement is relatively inexpensive and receives high marks from green builders for its more natural composition. Installation can be tricky and creates lots of dust, so look for a contractor who's had some experience with it. Fiber cement products are available preprimed and prepainted, in vertical, horizontal and faux-shingle styles.

BRICK AND NATURAL STONE

Applied over conventional wood framing, stone and brick have a permanence that few other materials can match. Although the mortar between bricks will eventually need repair, both stone and brick are maintenance free, insect proof, noncombustible and impervious to rot.

MANUFACTURED STONE

A less expensive alternative to natural stone, manufactured stone is a molded concrete look-alike sold under brand names such as Eldorado Stone and Cultured Stone. Using a combination of detailed molds and precise pigments, manufacturers turn out highly realistic approximations of stone and brick. But pieces are much lighter than the real thing, allowing them to be set into place with mortar. Quality manufactured stone should last indefinitely. ■

[anatomy of] a facade

WRITTEN BY JOSEPH TRUINI



The facade of every home comprises many parts. Get to know the terms, and you'll be on the same page when talking to architects, carpenters and contractors. Here are the most common architectural elements found on a home's facade.

1 CAPITAL The upper part of a column or pillar. Often ornately decorated.

2 SIDELIGHT A vertical fixed window sash installed on one or both sides of an entry door. Admits natural light into the foyer and allows views outdoors.

3 PORTICO A covered porch or walkway supported by columns. Leads to entry door.

4 TRANSOM A narrow horizontal window sash installed above an entry door. Allows light and air into the foyer.

5 STOOP A small raised platform or staircase leading to the front door.

6 PEDESTAL An architectural support at the base of a column.

7 SILL Lowest horizontal element of a window or door opening.

8 SASH A window frame that holds one or more panes of glass. Can be fixed or operable.

9 EAVE The lower edge of the roof that extends out beyond the exterior walls.

10 DORMER A framed structure that projects from a sloped roof to form a vertical wall for a window. These provide additional interior space, light and ventilation. Dormers come in a wide variety of shapes. The version shown in the illustration above is a gable (doghouse).

11 MULLION A thick vertical bar installed between window or door units.

12 RIDGE The peak at the highest point of a sloped roof. Often has a vent running along its length to allow hot air out of the attic.

13 FASCIA A horizontal board fastened to the lower ends of roof rafters. Rain gutters are usually attached to them.

14 CORNICE A decorative molding installed at the top of an exterior wall, it's similar to interior crown molding.

15 SOFFIT The underside of the eave that projects over the exterior wall. Often fitted with vents to admit fresh air into the attic.

16 CASING A flat molding installed around windows and door units. Used to conceal the space between unit and wall.

17 MUNTIN Vertical and horizontal strips (or grilles) that divide the individual panes of glass within a window sash. ■

ILLUSTRATION: STEVEN STANKIEWICZ



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[before & after]

Improving work flow in three kitchens

WRITTEN BY JEANNIE MATTEUCCI



PHOTOGRAPH: EVERETT & SOULE

BEFORE: An outdated dropped ceiling made a tiny kitchen feel even smaller. Old finishes and appliances gave the whole room a tired look.

AFTER: Homeowners Dave and Sue Lukasik chose a downdraft vent—instead of a stainless-steel hood—to maintain the new kitchen's open feel.

PROBLEM: Dave and Sue Lukasik both like to cook, but the closed-off kitchen in their 1950s ranch in Maitland, Florida, made preparing daily meals and entertaining guests a challenge. Besides opening up the room and adding space, they wanted to replace appliances and update finishes.

SOLUTION: To help them design and rebuild the space, the couple hired Sandi Friel, CKD, pre-construction project manager for PSG Construction Inc. in Winter Park, Florida. "The kitchen had to be beautiful because it was going to be visible from the front door," says Friel, who removed a wall between the kitchen, living room and dining area and raised the ceiling to open things up. Black granite countertops with gold flecks reinforce the sleek, sophisticated look Dave and Sue wanted; the granite also complements the slate used on the face of the new breakfast bar and in the front entry. Recessed lights and pendants replaced fluorescents. "It was custom built for the two of us," says Dave. "Now we can really enjoy cooking together."

FINISHING TOUCHES

- **STREAMLINED CABINETS** The couple chose natural cherry Shaker-style cabinets with clean lines. Adding a narrow pantry behind the refrigerator gave Sue and Dave extra storage for canned goods and other supplies.
- **DINING BAR** A key element in the new kitchen is a 42-inch-high breakfast bar that hides the cooktop and accommodates casual dining.
- **COLORFUL WALLS** In contrast to some of the kitchen's darker finishes, the couple selected a golden-yellow wall paint. "Dave and Sue definitely wanted a warm feel," says project manager Sandi Friel. "They used the same color in the new great room to unify the space."

SEE SOURCES FOR DETAILS ➤


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PHOTOGRAPH: MARK SAMU



BEFORE: The small, chopped-up room was not a functional space. Peach-colored laminate countertops and brown vinyl flooring didn't help.

AFTER: White subway tiles line the wall behind the range. The custom hood surround was inspired by a fireplace mantel the homeowners had seen.

PROBLEM: Lauren and Russell Kozak's old kitchen was so cramped, they were forced to keep the microwave and wall oven in a nearby hall closet. "There was literally about three feet of counter space," says Lauren. The couple's goal was to update the room while still maintaining the classic style of their 1930s suburban Chicago home.

SOLUTION: The Kozaks turned to kitchen designer Jean Stoffer, of Jean Stoffer Design in River Forest, Illinois, and architect Thomas Bair, AIA, of Thomas Bair Architects in Oak Park, Illinois. A 10×20-foot addition across the back of the house doubled the size of the kitchen. "Removing the old exterior wall and opening up the kitchen to the backyard made everything work," says Bair. The now 300-square-foot kitchen's improved layout includes a breakfast nook and a large 10×3½-foot center island with open storage, seating, a prep sink and lots of counter space. Surrounding custom maple cabinets resemble furniture pieces with legs, curved brackets and crown molding. "We wanted the overall look of a beach cottage—open, light, inviting and casual," says Stoffer. Rich walnut flooring and traditional-style ribbed-glass pendants add to the laid-back aesthetic.

FINISHING TOUCHES

- **PRACTICAL COUNTERS** While the homeowner liked the look of limestone and marble, she decided to go with engineered stone in a champagne color—a more practical choice for this busy kitchen.
- **MORE NATURAL LIGHT** Adding two windows and large French doors helped to increase the amount of natural light in the space and helped connect the room with the backyard.
- **HIDDEN APPLIANCES** The kitchen's large refrigerator, dishwasher and warming drawer all have panel fronts that match the white cabinetry. Polished nickel hardware adds some shine to the room.

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I was just quoted $3,200 to refinish the floors in my home. That's just too high for my budget. To make matters worse, my family and my furniture had to be moved out of the house for a week because of the dusty sanding and dangerous fumes. So I asked my staff…is there an easier way to recapture that once elegant wood finish for a price that we all can afford?



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PHOTOGRAPH: JOHN COOLIDGE

BEFORE: Laminate countertops and a poor layout were two reasons the old kitchen had to go.

AFTER: The new 364-square-foot space is large enough for family meals and attractive enough for company.

PROBLEM: With a dated look, little counter space and no place to eat, John and Marie Queen, of San Gabriel Valley, California, knew their 197-square-foot kitchen needed a major overhaul. In addition to wanting more room for entertaining, the couple, who have three children, also needed a "command center" for Marie, where she could read mail and pay bills while the kids grabbed a snack or worked on homework nearby.
SOLUTION: Architect Georgie Kajer, of Kajer Architects in Pasadena, California, came up with a design that complements the home's classic Colonial-Revival look—but also gives the couple the modern conveniences they desired. Kajer extended the back of the house to enlarge the kitchen, making room for a multipurpose island, breakfast table and desk for Marie. An archway that once led to the laundry room also grew in size, giving convenient access to the new family room. Incorporating a former butler's pantry into the kitchen's main workspace, and adding a walk-in pantry in a better location, improved the room's layout without sacrificing storage. Now the family has the user-friendly kitchen they wanted. "It's the most functional room in the house," says John. ■

FINISHING TOUCHES

- **CLASSIC CABINETS** Simple white cabinets with inset doors help the kitchen maintain a light, bright appearance. Some of the semi-custom cabinets have glass fronts, so John and Marie can display dishes.
- **DURABLE COUNTERS** Thinking granite would be way too modern for their house, John and Marie chose dark-gray soapstone counters with a hint of blue. The durable surface is also easy to clean—an advantage in a home with three kids.
- **FANTASY ISLAND** The new island features a butcher-block top, turned legs and a distressed black finish, and gives John the central location he wanted for his cooking projects.

[checklist]

six months to a new bathroom

WRITTEN BY BERNADETTE BACZYNSKI

Thinking about remodeling your bathroom? Remember the golden rule of any home-improvement project: The more planning you do up front, the happier you'll be with the final result. Use this checklist to get yourself started and keep you on track.

THREE TO SIX MONTHS AHEAD

☐ SET UP A FILE to keep track of ideas, products, names and business cards. Look through books and magazines, tagging photos and gathering samples. Make careful notes of manufacturers' names, product ID numbers and where you saw the product.

☐ KEEP NOTES of must-haves and wish-list items, so you know where you will and won't compromise. Keep in mind what's working and not working in your present bathroom, including storage and the placement of fixtures and windows.

☐ VISIT MODEL HOMES and friends' remodeling projects, again noting what will and won't work for you. Carry a camera to record ideas that you like.

☐ BEGIN RESEARCHING CONTRACTORS by checking with local professional associations, asking friends for referrals, noting yard signs of remodeling work in progress. Many home improvement stores also offer full-service design and remodeling help.

☐ GO WITH A PRO if your project involves major structural changes. It's important to have an architect or bathroom designer involved; the contractor may make some referrals. Even a straightforward face-lift can benefit from professional design input.

☐ INCORPORATE UNIVERSAL DESIGN ELEMENTS, such as wider doors, grab bars, taller toilets, easy-access showers and tubs and easy-to-use handles, if you plan to stay in your home for many years. You can also have walls reinforced now so grab bars can be added later, without additional major work.

☐ VISIT YOUR BANKER or mortgage lender to discuss financing options and how much you can afford, and your financial planner to discuss tax advantages. Whatever your upper range, figure on spending about 10 percent more.

ONE TO THREE MONTHS AHEAD

☐ NARROW DOWN the field of contractors to three, reviewing credentials, license and insurance status and professional affiliations; check the Better Business Bureau for complaints. Ask for references and, if possible, visit an in-progress project, noting the site's neatness and the atmosphere, to get a sense of what you'll be living with.



PHOTOGRAPH: LEFROY BROOKS

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World's most comfortable bra eliminates bra bulge and makes you look 10 pounds thinner—*Bra-vo*!



A.

Bulky fabrics, pinching hooks, unsightly seams, back aches, bra lines, bad fit—what crazy person invented the conventional bra anyway! Tired of dealing everyday with unflattering and cumbersome bras, Amanda Kennedy, a former actress and model, has finally perfected a comfortable flattering bra for real women. It's the end of the line for visible bra lines and the dreaded back bulge—two big fashion faux pas. Amanda designed the ingenious Sassybax™, a cure for the most common problems of old fashioned bras. The Sassybax™ seamless stretch material is made of super smooth microfiber that hugs your body in a slimming silhouette. This fiber will make you look sleeker and thinner as it smoothes and softens any unsightly back bulges.





It's amazing that an actress like Amanda who spent so much time getting noticed invented a product that is meant to be invisible. She spent 11 years guest starring in such shows as *Cheers*, *Remington Steele*, *Dallas* and *Hart to Hart*, but as she tiptoed into her 40's, she realized that her clothes didn't look so sleek anymore. Her uncomfortable bra accentuated every bulge. Back bulge is not a woman's fault—it's the bra. Amanda poured herself into helping greater womanhood, not those few who may be blessed with a near perfect shape. Her inspiration came from control top panty hose that Amanda cut, clipped and formed into her first prototype. Then she redesigned a model in the supersoft microfiber that felt like wearing nothing at all, but still offered excellent support even when her full figured DD sized friends tried it on. Now the fashion world is abuzz with Sassybax. It's been raved about by *The View*, *Good Morning America*, *CBS News* and *FOX News*. You may have read the great reviews in some prominent publications. The "before and after" video on *Good Morning America* was startling. The host was quoted as saying with Sassybax, "She's completely line free, all the lumps and bumps are gone, she looks terrific."



Amanda Kennedy
Inventor and Designer of Sassybax

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☐ INVITE CONTRACTORS TO YOUR HOME to review your project and give bids. Provide each with identical plans and information to receive accurate proposals. Be aware of your reaction to each contractor. This is an ongoing relationship: If you feel uncomfortable, keep looking.

☐ SETTLE ON A CONTRACTOR while being sure expectations are clear, and then get everything in writing, perhaps having contracts checked over by your attorney before they're signed. Also be sure you understand and are comfortable with how money will be distributed. There's generally a start-up payment, several interim disbursements and a balance due upon completion.

☐ FINE-TUNE YOUR PLAN and pare down your idea file. With samples and accurate measurements in hand, visit home-improvement centers and bath showrooms, keeping track of item numbers. You may or may not want to do this with your design professional.

☐ BE CLEAR on who should order what; generally, the contractor will handle orders and schedule deliveries. If you choose to buy fixtures on your own, bear in mind that a contractor may not warrant the installation of what he doesn't provide.

☐ DO ALL YOUR BATH RENOVATIONS AT ONCE since it's more cost efficient, and contractors will work with you to keep at least one fixture operable. Depending upon the size of the project and the level of detail, a full bathroom renovation requires about four to six weeks, start to finish. Why go through it twice?

WEEKS BEFORE AND DURING

☐ LET THE NEIGHBORS IN ON YOUR PLANS, including things like daily construction schedules and major deliveries. Your courtesy will likely make them more willing to endure any temporary inconveniences.

☐ TALK WITH THE CONTRACTOR about day-to-day routines, including where deliveries will be stored, where work areas will be set up, which bathroom workers will use. Keep pets away from the site.

☐ CLEAR OUT LINENS AND TOILETRIES and set up a temporary grooming space that's out of the way of the workers. Fix individual totes for family members to keep personal items portable and organized.

☐ ARRANGE A FEW SLEEPOVERS FOR THE KIDS, if possible. Besides everyone enjoying the break, it will help keep chaos to a minimum. Have a family meeting about the process, emphasizing patience and cooperation.

☐ KEEP COMMUNICATION OPEN so everyone knows what to expect and what is expected of them. Be available for questions, either on-site or by phone. Often, contractors will run into snags that require homeowner input or approval; if they are unable to reach you quickly, it can cause expensive delays.

FINAL DAYS

☐ NOTE ITEMS TO BE COMPLETED; you and the contractor will have a final walk-through, making a punch list of to-dos before you sign off.

HELP DESK

FOR MORE IDEAS AND ADVICE:

- National Kitchen & Bath Association, *www.nkba.org*
- National Association of the Remodeling Industry, *www.nari.org*
- National Association of Home Builders, *www.nahb.org*
- Smart Consumer Services, *www.smartconsumerservices.org* ■

PHOTOGRAPH: PORCHER



the dirt on mudrooms

WRITTEN BY CHRISTINE HUGHES

These transitional zones must contain, organize and accommodate the comings and goings of an entire household. On these pages, we present eight functional yet attractive mudrooms in a range of sizes, from dedicated spaces to carved-out niches. The must-have elements in each? Hard-working storage, such as closets, cubbies, hooks, drawers and baskets—and durable materials to handle the traffic.

THE BACK HALL
The properties of natural brick—attractive, long-lasting, textured and forgiving—make it ideal underfoot in a mudroom. Floor-to-ceiling storage includes easy gliding, easily accessed drawers and built-in closets. An oversize chest, transformed into the perfect seat with storage, and hooks above, complete a mudroom that any dog would love to mess up.



BUILT TO BE TOUGH

This bold space painted kelly green makes one very inviting mudroom. But it's not just a pretty face. The bank of cabinets offer plenty of storage; the counter and sink can handle myriad tasks from potting plants to bathing a pet. Random slate flooring and a beefy hardwood bench are rough and tough elements that can stand up to wear and tear.

PHOTOGRAPHS: OPPOSITE AND THIS PAGE ABOVE, ERIC ROTH; BELOW, AIMEE HERRING
STYLING: THIS PAGE BELOW, MARIE MOSS

GET THE HOOK

An antique bench and rows of hooks turn an undefined corner into an open mudroom. Vintage pieces like the tin basket and small suitcase can hold flip-flops or mittens, depending on the season, while tote bags handle other paraphernalia. Beadboard walls can stand up to heavy traffic (and keep their looks even with a few dings) while the slate floor can weather the elements of any climate.



➤



AROUND THE CORNER

Simply equipped, this reclaimed space takes on a huge workload and looks good, too. Hooks staggered at different heights are super-sized to handle heavy lifting. Tin trays contain shoes plus the outdoor debris that comes in with them. A straight-back chair is ideal for changing footwear, and umbrellas are easy to grab from an old-fashioned stand.



STORE MORE

Eased into a hallway, an open wall of built-ins keeps everything neat and in plain sight. Not for the messy among us, this unit features seating, hanging compartments and cubbies for all manner of items from shoes and hats to sports equipment. Durable, patterned fabric on the cushion hides dirt while adding a playful touch.

CORNER SOLUTION

A graceful design and pretty colors make this a cheerful space where everyone can get ready at once, thanks to the larger-than-average corner seat. Deep cubbies supplemented with baskets, generous drawers and a parade of hooks provide plenty of functionality, too. Additional storage exists above the cabinets (more baskets can hold out-of-season gear) and below the bench where boots and shoes can find a home. Easy-care flooring means tracked in dirt cleans up quickly.



PHOTOGRAPHS: ABOVE LEFT, KAREN MELVIN, FOR GINNY ANDERSON ARCHITECT; ABOVE RIGHT AND BELOW, ERIC ROTH; OPPOSITE ABOVE, EVAN JOSEPH; OPPOSITE BELOW, © POLLY WREFORD/*HOMES AND GARDENS* UK/IPC+ SYNDICATION STYLING: OPPOSITE ABOVE, DAN PASKY



COVERED UP

Here's great-looking out-of-sight storage that's scaled just right for kids. Junior-size lockers and low drawers keep things within reach while baskets on upper shelves can store bulky items (accessed by stepping up onto the built-in bench). A durable stone floor matches the color scheme and is easy to maintain, no matter what the kids bring in.

PIECE BY PIECE

You can make a practical and attractive mudroom using furniture that does the work of built-ins. A stylish bench hides a roomy storage compartment in its seat; a free-standing cupboard works as a charming organizer for books, bills and baskets; and a coat tree handles bulky items. Add pretty wall pieces: a pint-size one for keys, and a larger one with hooks and a shelf for easy access to hats and coats. ■





DUTCH COLONIAL 1625–1840
Divided so each half can open independently. The top could let in light and air while the bottom stayed closed to keep animals out.



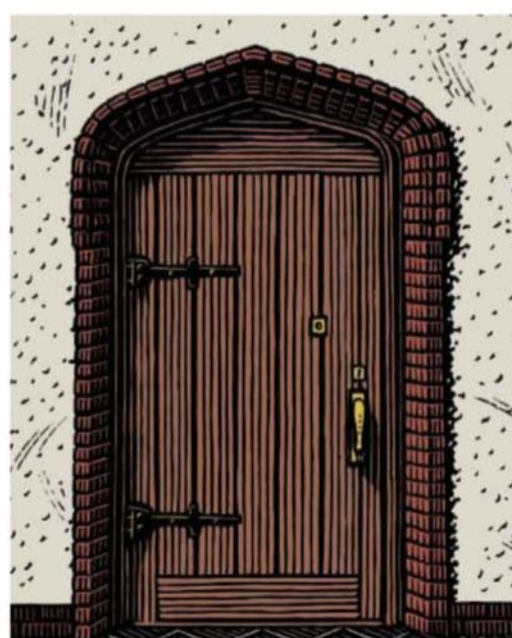
GEORGIAN 1700–1780
Has six or more door panels. The pediment—gabled (shown), segmental, ogee or broken—is a major element of this door. The design often includes pilasters.

Enter here for eight period-appropriate architectural styles

DOORS OF



QUEEN ANNE 1880–1910
Paneled wood, typically with a large center glass pane surrounded by smaller ones. Gables are often elaborately decorated. May have turned columns.



TUDOR REVIVAL 1890–1940
Commonly board and batten with round arched tops or Tudor (flattened pointed) arches. Heavy wrought-iron hardware often used.



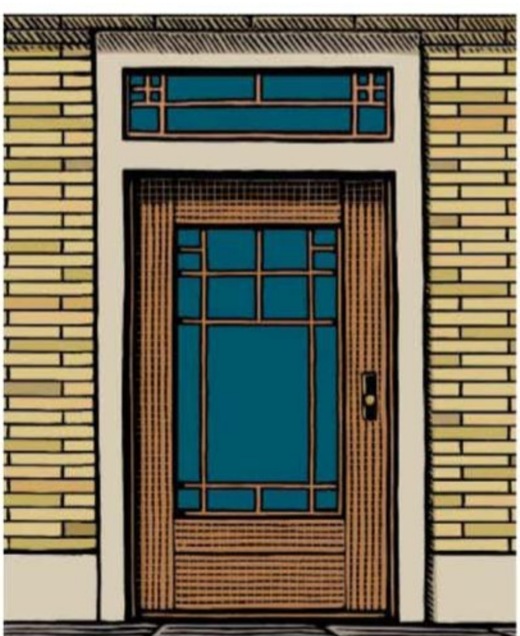
FEDERAL 1780–1820
Similar in some ways to the Georgian style. A paneled door, usually with a semicircular fanlight (shown), sidelights and elaborate carving.



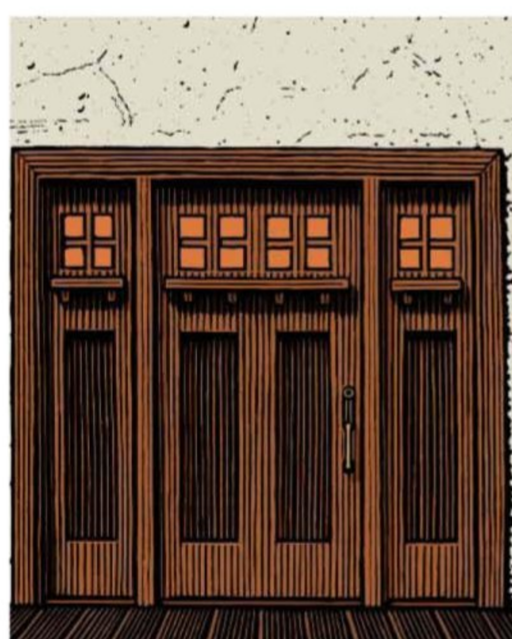
GREEK REVIVAL 1825–1860
This style most often had one, two or four panels with a narrow transom and sidelights. Framed by a cornice, frieze, columns and other decorative elements.

DISTINCTION

ILLUSTRATIONS BY GREGORY NEMEC



PRAIRIE 1900–1920
Minimally ornamented wood with full panel of decorated lead or stained glass and horizontal rails above and below the panes.



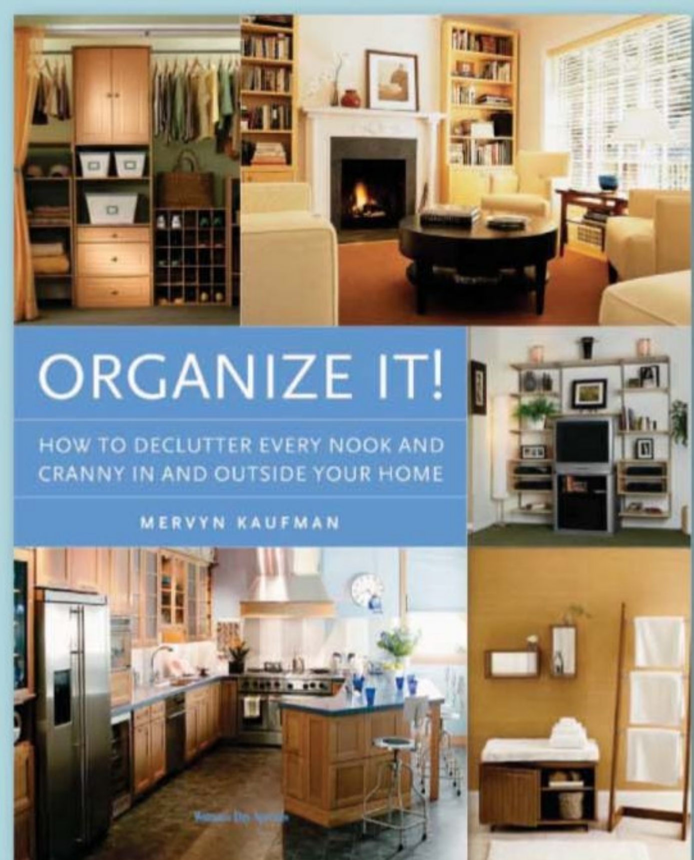
CRAFTSMAN 1905–1930
Flat-panel construction with simple geometric designs and small squares of glass at the top; sometimes has a small bracketed shelf; often with side panels. ■

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Remodeling
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VOLUME XVII ■ NUMBER 3






Before & After EXTERIORS

From minor face-lifts to major overhauls, we show you how homeowners transformed their Colonials, Capes, contemporaries and more into sweet retreats.





On the Level

Strong horizontal lines and a new entrance revive a drab home

WRITTEN BY LIZ SEYMOUR

PHOTOGRAPHS BY WARREN JAGGER

TOP: Looking more like a wooded retreat than a suburban New York City home, the renovation is in sync with its surroundings.

ABOVE: Built in the 1950s, the home was ripe for a makeover.

OPPOSITE: The lower level rooms open to a stone patio via sliding doors, blurring the distinction between outdoors and in. A cedar trellis and large shade trees provide shelter.

ALTHOUGH THIS RUN-DOWN 1950S CONTEMPORARY—with an awkward entrance down a flight of steps—wasn't much to look at, its potential owners couldn't resist the wooded site just 25 minutes from the heart of New York City. "We first saw it on a warm March day," says homeowner Philip von Mehren. "It felt as though we were in the Adirondacks." Philip and his wife, Jan, were sold.



RIGHT: An awkward step-down entrance and unattractive siding would be remedied in the renovation.

FAR RIGHT: The facade now presents a cohesive look from the street, thanks to the new glassed-in entry and second story addition.

BELOW: Walls of windows on every level connect this property to its woodsy setting.







WHAT WAS DONE

- Raised the front door and vestibule to driveway level
- Added space above the garage for a master suite
- Installed new windows, including several corner units
- Put on clapboard siding to emphasize the house's horizontal lines and warm up the modern design



At first, only budgetary considerations argued against tearing down the place and starting from scratch. But Newport, Rhode Island–based architect James Estes spotted the swan qualities in the ugly-duckling house: strong horizontal lines, a pleasing orientation on the site, and an interior that lent itself to free-flowing rooms. Expanded and opened to the outdoors, the house has become essentially a city-sophisticate loft in the middle of the woods.

The von Mehrens love modern style, but didn't want their house to feel cold or hard edged. Cedar siding warms the exterior and plays up horizontal lines; green trim connects it to the surrounding trees. "We thought we wanted shingles, but Jim persuaded us to use clapboard instead," Philip says. "Shingles would have muddled the look."

The original house had small featureless windows that broke up the horizontal architecture. New corner windows make the house look light and transparent from the outside, and a new glassed-in entryway connects directly to the driveway—no more descending stairs to get inside. Lower-level sliding French doors open onto a flagstone patio, more generously proportioned than the original. "There's nothing better than a late spring evening, with five or 10 friends over, and the sliding doors open to the outside," says Philip. "It feels as though indoors and outdoors are one big room." ■

Evolving Style

WRITTEN BY LIZ SEYMOUR
PHOTOGRAPHS BY LYNN HOPKINS

A new portico and a sensible addition create just the right improvements



ABOVE: A new portico and well-proportioned garage add character to the classic Cape.

RIGHT: The charm of the small house had been diminished by an inappropriate addition.



JOHN AND LISA GIUDICE LOVED THE YARD. THEY loved the neighborhood. In fact, there was a lot they loved about their Lexington, Massachusetts, home of 20 years. But one thing was certain: If they were going to stay for another 20 years, some changes would have to be made. Although a mere 1,000 square feet, the house looked bulky and out of scale. Basically, the Giudices wanted a bigger house that looked smaller.

For a solution, the couple turned to local architect and neighbor Lynn Hopkins who more than doubled the size





ABOVE: The addition not only increased living space, but added exterior interest with its changing rooflines and hefty trim.

RIGHT: The rear facade was uninspired and the deck in need of repair.



WHAT WAS DONE

- Built a new garage with a lower roofline
- Took down an unsafe and unattractive deck
- Added trim along the profile of the existing structure
- Created a front porch and vestibule
- Added a 1,200-square-foot addition

of the house. The biggest visual problems were an out-of-proportion dormer addition in the back and a second story above the garage on the front that loomed over the original Cape Cod–style house.

Hopkins tamed the ungainly dormer with generous new trim along the profile of the existing house. A rickety deck in the back was demolished to make way for an L-shaped addition with a New England–style peaked roof and smaller gables over the exterior doors. "I was worried that the different rooflines would make it look hodge-podge," Lisa says, "but it fits, and the L-shape gives us privacy without overwhelming the lot."

In the front, the garage was rebuilt with a lower roofline than the house, which brought the focus back to the entryway. A gabled entry porch along with a bumped-out vestibule was added.

Architectural details appropriate to the Cape style integrated old construction with new. "Now the house doesn't fight the aesthetics of the area," Lisa says. "People stop just to tell us how much they like it." ■



Second Chance

A '70s contemporary gets a complete overhaul

WRITTEN BY LIZ SEYMOUR

PHOTOGRAPHS BY TROY GUSTAFSON

ABOVE: Architectural details such as columns, pillars, overhangs and brackets make this a textbook example of Craftsman style.

RIGHT: Waiting for a makeover, this ugly duckling would emerge a swan.



SOON-TO-BE-NEWLYWEDS JOSH PLORDE and Desiree Langel were happy to call a halt to their house hunt when they found the 1,850-square-foot house on the Mississippi River, located just south of Minneapolis. As their family grew to include twin boys, they realized that the house's dowdy 1970s design was overdue for an update. The major problem was the house's style. Although considered



“contemporary” in the 1970s, it had become outdated even before the couple moved in. Several home tours and a host of magazine articles convinced Desiree and Josh that the cottage-esque bungalow style was right for them. Local designer Terrence Scholz of Colonnade Design Group agreed. He kept the footprint and the roof intact but redesigned the house’s orientation and added windows to take full advantage of natural light and views of the Mississippi. The exterior of the house got a complete makeover with traditional details executed in modern low-maintenance materials: vinyl-clad six-over-one windows, fiber-cement clapboard and composite decking for the porch floor. The new Craftsman-style front porch features columns and broad eaves.

“We didn’t know when we bought the house that we were going to do an extensive renovation,” Desiree says, “but it was the right decision.” ■

WHAT WAS DONE

- Added classic Craftsman elements: a roomy front porch with low-pitched gable, boxy columns, brackets, wide fascia board, shingles and stonework
- Expanded a screened porch from 12×12 to 12×20 and enclosed it with windows
- Used faux materials to ease maintenance in Minnesota’s punishing weather
- Installed traditional six-over-one windows and replaced the garage door with a classic carriage-house-style one

The rear elevation shows off the abundance of period-style windows, which overlook the Mississippi River.



[major remodel: colonial]



A New Outlook

WRITTEN BY LIZ SEYMOUR

PHOTOGRAPHS BY ERIK JOHNSON

Once a bland hybrid, this riverfront home is now a shingle-style charmer

BY 1993, WHEN SCOTT MCCONKEY BOUGHT THIS house on Maryland's Magothy River, the once quaint 1950s ranch had suffered some unfortunate growth spurts. A sunroom attached to the back, a garage tacked onto the side and a clumsy 800-square-foot dormer plopped on top erased most of the home's inherent appeal.

But these days the charm is back—and then some. Working with architect Joseph Mayer, of Annapolis, Maryland, Scott and his wife, Lisa, reinvented the boxy hybrid as the kind of rambling shingled home that one might find on Martha's Vineyard or in Maine. "We wanted to change the house's dimensions and give it texture," Lisa says. "It was very flat before—nothing bumped out. I love the sheltering feeling of all those new little recesses and hidden spaces around the house now."

Scott, owner of a roofing company and builder on the project, strongly favored durable, easy-to-maintain materials. Lisa was just as assertive about traditional style. They found a happy compromise in man-made materials that are almost indistinguishable from the real thing: fiber-cement shingles in traditional gray, white composite boarding for the trim and architectural asphalt roof shingles.

The reworked back upstairs dormer features twin gables with Palladian windows, one of which doubles as





LEFT: Multiple roof lines, setbacks and a profusion of windows add considerable interest to the back facade of the revamped residence.

ABOVE: A great riverfront location was the best thing going for this Colonial.

WHAT WAS DONE

- Used architectural asphalt roof shingles in place of traditional wood; fiber cement shingles on the walls; and composite board for trim
- Demolished the old garage and built a new one on the front of the house
- Built a new entrance and foyer
- Added a sheltered porch outside the family room



a sliding door opening onto a small balcony. The garage was demolished (a new one was built on the front of the house) and replaced with an addition, stepped back a couple of feet in front and back to minimize visual bulk. The addition also created a new gabled entryway, dressed up with a traditional cedar door and sidelights.

Although the lot is only a quarter of an acre, the remodeled version feels as though it's on a much bigger piece of property. And with new outdoor living areas in the back of the house, it takes advantage of the setting. "We live outside most of the year now," Lisa says. "It feels so much more connected to the river than it ever was." ■



TOP: A new entryway and covered walkway to the garage created curb appeal for the shingle-style home.

ABOVE: Even though it was set among towering trees, the house needed pizzazz.

RIGHT: The 1910 house had a white-and-gray paint job that did nothing to make it stand out.

OPPOSITE: "I wanted to bring the house back to what it was, but with a slight design change," says Bob DeBellis of his red-with-green-trim paint scheme.



Back to the Future

Fresh siding, windows and paint remake a classic



WRITTEN BY JEANNIE MATTEUCCI

PHOTOGRAPHS BY KAREN MELVIN

ABOVE: Bob and Fay DeBellis, who share their home with daughter YuLing, were not in love with the home's aluminum siding.

BELOW: The back facade has more prominence now, thanks to a covered back porch, adjacent patio, fresh landscaping and lush carpet of grass.



WHEN BOB AND FAY DEBELLIS bought their 1910 Four Square in a historic area of St. Paul, Minnesota, the clapboard base had been painted over many times, and aluminum siding had been added. "I wasn't a big fan of that," says Bob. He and Fay were also not enamored of the white-with-gray color scheme. Working with Minneapolis builder John Sylvestre, of Sylvestre Construction, they gave the place a needed face-lift.

Removing the aluminum siding was the first step. After the clapboard base under it was taken off, insulation and a moisture- and wind-resistant house wrap were installed. Then redwood siding, stained on both sides for extra protection, was put on. The windows were upgraded and the entire house painted barn-red with forest-green trim. New landscaping includes pine trees on the side and back of the house and evergreens in front. A concrete walkway and front steps complete the picture. "We made the house a bit more dramatic, and a bit more individual," says Bob. ■

WHAT WAS DONE

- Removed aluminum siding and clapboard and then added insulation, house wrap and redwood siding, stained on both sides
- Painted exterior barn-red with forest-green trim
- Replaced old single-pane windows with custom energy-efficient double-pane models
- Updated landscaping and added a fence, new entry stairs and walkway


781



WHAT WAS DONE

- Put up composite siding, keeping brick for texture
- Changed old front door and sidelights to a cherry Arts and Crafts–style model; swapped skinny wrought-iron railing for a thick wood one
- Added beefy 6-inch trim around doors and windows
- Ran a wide feature strip at the bottom of the overhang for architectural interest
- Installed a traditional-style composite garage door
- Replaced cracked concrete driveway with pavers and gravel
- Painted the exterior a medium-tone green
- Used multihued bluestone for the stair landing and treads

United Front

A boxy raised ranch gains a new aesthetic

WRITTEN BY JEANNIE MATTEUCCI
PHOTOGRAPHS BY SUE AGRESTA



HANKERING FOR A MORE TRADITIONAL style, Bill and Theresa Morrogh of Long Island, New York, asked designer Sue Agresta to infuse their raised ranch with an Arts and Crafts flavor. "The house had the wrong scale windows and doors, with old siding—cedar on top and brick on the bottom," Agresta says. "Part of the goal for this project was to get some cohesion." To tie the facade together and eliminate the boxy front, Agresta replaced the front door and sidelights with a cherry model and swapped wrought-iron railings for thick wood ones. "The heavier railings go with the Arts and Crafts style and help center the house," Agresta says. After the old siding was removed and replaced with fiber cementboard, the exterior was painted a subtle shade of green to unify the different textures. New landscaping breaks up the house's sharp edges and adds color to the property. "The key was to get different elements in scale and then make them all work together," says Agresta. ■

TOP: The pared-down entry is still the focal point, thanks to up-sized trim and bright-red paint. Coach lights flanking the garage and front doors add pleasing symmetry.

ABOVE: The square, raised ranch had an oversize door and mismatched cedar and brick siding.

Good Bones

A new color palette enhances existing details



ABOVE: The 1917 house had a sagging roof and cracked stucco siding.

RIGHT: Cosmetic changes to the facade include up-to-date siding, an asphalt roof and a fresh coat of paint.



WRITTEN BY JEANNIE MATTEUCCI

"IT WAS A VERY LIVABLE HOUSE WHEN I purchased it in 1997, but it hadn't been updated since the 1930s," Paul Wilkinson says of his 1917 Bungalow, with its sagging roof, inefficient single-pane windows and too-small garage. Wanting to modernize the Arlington, Virginia, home while staying within the traditional flavor of the neighborhood, Wilkinson turned to local architect Steven Crawford with the design/build firm Morris-Day, Inc.

The old cracked stucco came off and was replaced with cement siding. "Unlike wood siding, it doesn't rot and it holds paint longer," Crawford says. Repairing the roof and extending the roof line in back gave the corner-lot house better balance. Energy-efficient, double-pane windows, a new fence, a side entry with bracketed roof canopy detail plus some improved landscaping also helped transform the historic home. "There were a lot of really nice features with this old Bungalow," Crawford says. "It just needed some love and care." ■

PHOTOGRAPH: MORRIS-DAY DESIGNERS AND BUILDERS

WHAT WAS DONE

- Replaced stucco with a cement siding that resembles the original wood siding
- Swapped out all single-pane windows for energy-efficient double-pane versions
- Installed new roof with moss-green shingles
- Added a new chimney that's in keeping with the home's classic style
- Painted the exterior battleship-gray with black trim

Remodeling
& Makeovers
VOLUME XVII ■ NUMBER 3







RANCH Revival

They're plentiful, usually affordable and, given their age—most were built in the '50s, '60s and '70s—often crying out for makeovers. On the following pages are four ranches that were transformed into Craftsman, modern, shingle-style and Mediterranean houses.



Adding Character

Gables, columns and pillars provide just the right personality

ABOVE: Green siding and brown roof shingles complement the home's Craftsman look with its signature tapered columns on stone bases.

RIGHT: Vinyl siding and brick gave this '70s ranch a muddled, undistinguished exterior.



WRITTEN BY BERNADETTE BACZYNSKI

PHOTOGRAPHS BY CATHY MICHELS

BEFORE, THIS '70S RANCH, WITH ITS VINYL SIDING AND nondescript exterior, felt insignificant amid the trees and rolling hills of its 3-acre site near Waterloo, Iowa. But not anymore. To help the front entrance make a bigger statement, Matt Freet, project manager of local Magee Construction Company, raised the shallow gable and extended



it over a new porch. Then a portico was added onto that, creating a welcoming separate entrance.

In the front and back of the house, sturdy tapered columns atop stone bases, which are typical of the Craftsman style, define entrances and delineate areas of use. The horizontal lines of the new concrete-board siding emphasize the home's close-to-the-ground design. Cultured stone, deep green siding and brown roof shingles link the house to the natural look of the Craftsman era. To lighten things up, crisp white trim and columns call attention to the home's new architectural details.

New landscaping with curved beds enhances the front entry. Out back, a new in-ground pool, pool house, hot tub, outdoor kitchen with an open cedar timber "ceiling" and fire pit now take advantage of the house's extensive grounds. ■

WHAT WAS DONE

- Raised front gable and added front porch and portico
- Replaced vinyl siding with cement board and cultured stone
- Changed existing windows, adding trim to accent new Craftsman style
- Installed stamped-concrete walkway leading to porch
- Added 1,400 square feet to rear of house

RIGHT: One of the best things about the outdated ranch was its 3 acres of prime real estate.

BELOW: Among the house's new outdoor amenities is a kitchen. Its cedar "roof" was built with 4×12-foot solid timbers in scale with the rest of the space.







THE RIGHT ANGLE

A sleek new facade gives this house a very contemporary point of view

WRITTEN BY BERNADETTE BACZYNSKI
PHOTOGRAPH BY ROBERT STEIN

FOR THE VERY MODERN MAKEOVER OF THIS Hollywood, Florida, ranch, North Miami architect Barry Sugerman's clients wanted crisp lines and angles without any soft corners. Sugerman's redesign, which included additions on either side of the original structure, kept the front entry location. But where the original entrance had been obscured with grille blocks, the architect put the new one on display and exposed it to the street. To give it real presence, he designed what he calls a "ceremonial arch," which extends over the family room addition on the right and rises above the home's roofline, framing a sliver of the Florida sky above the front doorway.

A silver-gray porcelain-tile wall (on the right side of the house) bows out slightly but looks angular from the street. On the opposite wing, Sugerman cantilevered the subtly angled walls out from the mass. To emphasize the house's crisp lines even further, downlights were installed to spotlight all the angles at night. Now, the once nondescript ranch is a true standout among its neighbors. ■



ABOVE: A "ceremonial arch" rises from the right wing of the house and soars over a silver-gray tile wall. The left wing's subtly angled walls are cantilevered out from the structure.

RIGHT: The original entry of the stucco house had been hidden behind grille blocks.



WHAT WAS DONE

- Opened front entry to street, creating an arch to emphasize the entrance
- Stuccoed walls and replaced windows, incorporating stair-step design
- Installed tile walkway and front porch; built in planters and replaced landscaping
- Added soffits in front to extend house forward
- Constructed wings at both ends and a bedroom in the back, increasing home's square footage from 2,058 to 4,900







LEFT: For the new structure, the homeowner built up, adding a light-filled entry.

ABOVE: This featureless '50s ranch, which had already been remodeled in back, was ready for another update.

WHAT WAS DONE

- Built a central tower to anchor the house, give it visual interest and unify its look
- Attached a composite pergola across the front of the house
- Added bay windows on three sides of the home's left wing
- Turned the old garage area into a porch

HIGH RISE

A one-and-a-half story tower takes this house to the next level

PHOTOGRAPHS BY RICHARD FELBER

NOT EVERY HOMEOWNER LIVES NEAR A preeminent architect. But the artist who owns this house was fortunate enough to have Robert A.M. Stern, Dean of the Yale School of Architecture, as a neighbor. When she decided to rehab her nondescript rambler in East Hampton, New York, she borrowed an idea from his Shingle-style house: a central tower that resolved her home's one-dimensional roofline.

Anchoring the redesign of the one-story house in this manner not only lent visual interest to the exterior, but also afforded the artist a one-and-a-half-story light-filled entry in which to display her paintings. "The tower really brings the house together," says architect Elford A. King, of nearby Watermill, New York, who devised the plan for the redo. "The challenge of this home—which had been previously remodeled in the back—was how to unify its look. Designing the entry with a tower gives it that little something extra it needed."

Other improvements included devising a restful place for the owner to sit in her rocker—something other than a traditional porch. King attached a sturdy white composite pergola across the front of the house to soften its harsh geometry while admitting light into the interior spaces. A virtually invisible sheet of Plexiglas affixed to the pergola over the doorway provides protection from the elements.

To make the left wing of the house more inviting and to align it with the new tower, the architect broke open solid walls and added bay windows on three sides. On the house's right side (the former garage) King installed a row of high windows to make room for porch seating below. ■

VIRGINIA VILLA

Simple architectural details give this house a European flavor



WRITTEN BY BERNADETTE BACZYNSKI

PHOTOGRAPHS BY ROSS CHAPPLE



LEFT: The stuccolike exterior was achieved with cement. Authentic red clay tiles in three earthy tones top the new roof.

RIGHT: This humble ranch was not nearly enough house for its new owners.


BEFORE

WHAT WAS DONE

- Re-covered exterior walls with parged cement to resemble stucco; installed new windows
- Replaced roof shingles with authentic red clay tiles
- Constructed front porch and rear decks
- Used built-in planters to create path to front door
- Added second story and three-story wing at rear

THE TREE-LINED STREETS OF THE QUIET Arlington, Virginia, neighborhood appealed to the new owners, a young family, but the tiny brick ranch simply wouldn't do. So to bring the home up to par and give it the Mediterranean charm of their heritage, they called in local architect Dwight McNeill, of Morris-Day Designers and Builders.

Keeping the existing footprint and framing, McNeill added on and up. The three-story wing in back includes a new tuck-under garage and, above it, a family room and a master bedroom suite overlooking a park and woodland.

Instead of completely re-creating the look of a Mediterranean villa, McNeill just hinted at it. "You can go easy on the details if you get the proportions and scale right," he says. Arches show up in the curves of the new red clay roof tiles and on the tops of the full-length, first-floor windows. The new front porch's delicate wrought-iron rails are juxtaposed against sturdy, angular columns that match the lines of the walls of the adjacent planter.

To give the house the look of stucco, McNeill specified cement parging (plastering with concrete) on exterior walls, and opted for subdued shades of sand and brown to keep earth-tone colors compatible with the home's neighborhood. ■





◀ FEDERAL

This Colonial left no real impression in its Washington, D.C. neighborhood. "Even though the home is prominent, the front door didn't command attention," says architect Jim Rill of Rill & Decker Architects in Bethesda, Maryland. It does now, with its classically styled portico, complete with columns, copper roof and beadboard ceiling. The new door has sidelights, and the fanlight above adds a graceful touch. Wing walls flank the steps, visually expanding the space.

GRAND Entrances

Covered porticos add shelter and presence to any home's front entry

WRITTEN BY BERNADETTE BACZYNSKI

PHOTOGRAPHS: THIS PAGE, RILL & DECKER ARCHITECTS; OPPOSITE ABOVE, SAWHORSE; OPPOSITE BELOW, BRETT SCHULZ





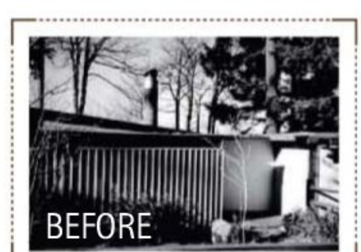
CAPE ▶

This Atlanta bungalow already had plenty of charm, but its owners wanted a more pronounced entry without sacrificing any curb appeal, says local builder Scott Foerst of SawHorse, Inc. A petite portico with a steep gable that echoes the house's roofline did the trick. To lighten the facade, crisp white trim matches the new columns and windows of the enclosed porch (to the left) while a glossy black door adds contrast. A pendant light illuminates the entry and shines through the keyhole opening at night.



◀ MODERN

Once undervalued and unnoticed, this 1950s Pacific Rim–style home in a desirable Portland, Oregon, neighborhood now mixes easily with its neighbors, thanks to local architect Brett Schulz of Brett Schulz Architects. "We didn't try to transform it into something different, just enhance what was there," Schulz says. He moved the doorway to the juncture of the home's two wings, eliminating a wood-plank wall that obscured the entrance. The canopy's angular profile matches the roofline, but to create even more impact, the freestanding structure rises above the house, admitting light and air from all directions. A new concrete walkway guides visitors to the renovated entry.





History Lesson

A handsome terrace, arbor and period details return this yard to its Colonial roots

WRITTEN BY PETER WALSH

PHOTOGRAPHS BY JERRY HOWARD



OPPOSITE: A barrel-shaped arbor frames a view of the Tynans' renovated backyard and new breezeway.

ABOVE: Before the yard was redone, it was bisected by an old cracked driveway that led to a detached garage.

BELOW: A perennial garden skirts a new private brick patio behind the garage.

WHEN PATRICK AND MARY ANN TYNAN RENOVATED their 1820s Federal-style home near Boston, they didn't just work on the house, they tackled the lackluster terrain, too. Keeping their historical home in mind, local landscape architect Tom Wirth designed a plan that referenced the classic garden designs of Colonial Williamsburg and Old Sturbridge Village.

Out front, Wirth built a knee wall and new steps to the street out of granite to match the home's original foundation. To help separate the house from the street, he planted





Aged brick used for the floor of the breezeway echoes the home's historic details. A glimpse of the garden and water feature can be seen through this covered walkway.

WHAT WAS DONE

- Demolished the old detached garage and driveway
- Built a new garage, breezeway and screened dining porch
- Matched new paving materials to the existing historical home
- Used stone edging to outline the hourglass-shaped rear lawn and separate it from the perennial beds

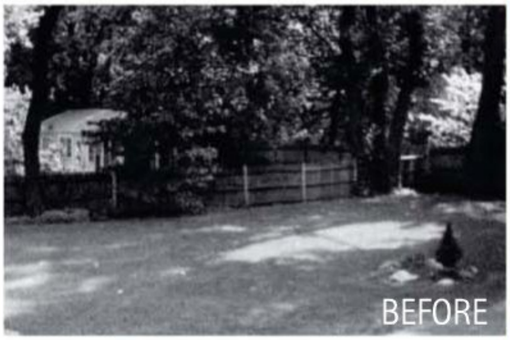
evergreens where a tiny lawn once grew. Behind the new garage, he built a breezeway and a private terrace that overlooks the hour-glass-shaped lawn and arbor. A small fountain and catch basin was centered in a round brick patio, which can be seen from the breezeway. Tying the whole yard together are beds of blooming perennials that skirt the sides of the yard, surround the brick patio and fill in among the newly planted trees.

The effect is a private oasis that marries the house and the yard with a cohesive design. The home is now very much rooted in tradition. ■



ABOVE: The arbor was modeled after one seen at Old Sturbridge Village in Massachusetts. It acts as a destination, drawing visitors to take a seat, kick back and enjoy the garden view.

RIGHT: Before the makeover, the yard was a sea of grass with scant plantings and little interest.





RIGHT: Like most new construction, this house cried out for landscaping.

BELOW: The once-barren plot is now a cottage-style garden with free-form flower beds that send out a colorful welcome to all.



BLANK CANVAS

A gardening guru transforms a patch of dirt into a colorful front yard

WRITTEN BY PETER WALSH

PHOTOGRAPHS BY IRENE JERUSS

GARDEN PHOTOGRAPHER IRENE JERUSS KNEW WHICH room each piece of furniture was headed for when she moved into her new house in Bristol, Connecticut. But what she hadn't figured out was how she was going to marshal the expanse of yard out front into a lush garden.

Although she had years of gardening experience and even brought many of her prized plants with her, Irene wasn't quite sure how she was going to conjure up a welcoming entryway. She wanted a cottage-style garden that would go with her neo-Victorian



home, so ultimately she decided to rely on her photographer's eye for color and texture to create the space.

She used rope and a garden hose to outline a shrub-and-flower border to run from the front of the house to the edge of the driveway. After tilling the soil, she amended the border with compost and manure then installed anchor plants such as shrub roses, lilacs and holly bushes. She added perennials like peonies, phlox, lilies and lavender, leaving room to fill in with annuals to provide blooming color all summer long.

Now the front yard is cozy and inviting. "There's always something beautiful in bloom," Irene says. It's as picture-perfect as the photos she loves to take. ■

WHAT WAS DONE

- Dug up some prized plants and put them in a holding bed at her new home until the front border was ready
- Selected new plants based on their profusion of color, long bloom time and easy maintenance
- Divided and replanted larger perennials in the border for a sense of rhythm and to create a lush, full look
- Added shredded bark mulch to the surface of the soil to retain moisture and keep weeds at bay
- Planted containers of vining plants and added cottage-style accessories to the porch



ABOVE: The front yard garden is filled with reliable 'Knockout' roses, daisies, phlox and peonies, providing a succession of blooms all summer long.

LEFT: Curving the beds softened the straight lines of the house. Placing tall growing plants in the middle and low growers on the edge creates a pretty mounding effect.







ABOVE: The yard was a grassy expanse with a misplaced drainage swale before the landscaping began.

RIGHT: A mix of trees—planted for privacy—blooming shrubs and perennials provide three seasons of color for the homeowners.

PRIVATE RETREAT

A big backyard becomes a spectacular flower garden with patio and pool areas

WRITTEN BY PETER WALSH
PHOTOGRAPHS BY RICHARD WARREN

WHAT WAS DONE

- Moved utility lines to make way for the banked pool area
- Installed a split-rail fence to enclose the entire backyard
- Brought in rocks of various sizes to line the streambed for a natural look
- Planted large shrubs and climbing vines on the inside of the fence to soften its overall look

THE MIDDLE OF THEIR EMPTY BACK lawn seemed like the perfect spot for the in-ground pool the homeowners of this property wanted. But there was one major problem: A wide drainage swale—mandated by the town when the development was built and designed to usher rainwater to the street—ran from one side of the yard to the other. The owners called in Joanne Kostecky, of Joanne Kostecky Garden Design in Allentown, Pennsylvania, to solve the problem.

Kostecky redirected the swale and created a higher, banked area toward the back of the yard for the pool. Even better, she turned the swale into a dry streambed and lined its banks with a profusion of perennials to create a colorful garden. "We wanted the streambed to look like a real stream," she says. The blooming plants are a magnet for birds that feed on the seeds and nectar of the flowers. A small concrete-paved patio was added as an entertaining area near the house, with a wide wooden bridge that connects the patio and the pool—and provides a way to cross the streambed. Borrowed views of the neighboring yards' evergreens visually expand the property and create lovely vistas from both patio and pool. Now, the once-problem yard is the envy of the neighborhood. ■



ABOVE: Looking along the vista created by the new dry streambed, the colors and textures of the plantings come into view. The yard seems like a natural landscape that's always been there, despite the fact that it was carefully planned.

BELOW: By separating the pool area from the home with a line of plantings, the pool becomes a destination rather than the focal point of the yard. When it's covered in winter, the pool nearly disappears behind the shapes and colors of the garden.



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